5.3/201 Spring Street, Melbourne Vic 3000



2 Bed 2 Bath 1 Car Rooms: 3 Property Type: Apartment Indicative Selling Price \$750,000 - \$800,000 Median House Price Year ending December 2021: \$501,900

Comparable Properties



4308/22-24 Jane Bell Lane, Melbourne 3000 (REI)

2 Bed 1 Bath 1 Car Price: \$752,000

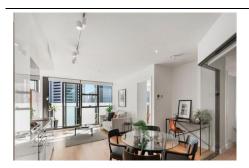
Method: Expression of Interest

Date: 25/12/2021

Property Type: Apartment

Agent Comments: Modern apartment in high rise

development



2010/27 Little Collins Street, Melbourne 3000 (VG)

2 Bed 1 Bath 1 Car Price: \$800,000 Method: Private Sale Date: 15/11/2021

Property Type: Apartment

Agent Comments: Contemporary apartment in large

development



504/336 Russell Street, Melbourne 3000 (VG)

2 Bed 1 Bath 1 Car Price: \$810,000 Method: Sale Date: 10/09/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Contemporary apartment in old police

station development

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sal

A -1-1	
Address	
Including suburb or	5.3/201 Spring Street, Melbourne Vic 3000
locality and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$750,000	&	\$800,00	0	
Median sale price					
Madian price	¢504.000	Linit v	Cuburb	Malhaurna	

Median price	\$501,900		Unit x	Suburb	Melbo	urne	
Period - From	01/01/2021	to	31/12/2021	So	ource	REIV	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4308/22-24 Jane Bell Lane, MELBOURNE 3000	\$752,000	25/12/2021
2010/27 Little Collins Street, MELBOURNE 3000	\$800,000	15/11/2021
504/336 Russell Street, MELBOURNE 3000	\$810,000	10/09/2021

This Statement of Information was prepared on: 02/02/2022 09:13

